

011.A

0001

0317.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

326,400 / 326,400

USE VALUE:

326,400 / 326,400

ASSESSED:

326,400 / 326,400



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

## OWNERSHIP

Unit #: 317

Owner 1: BRENTWOOD REALTY PARTNERS LLC	
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.											
Sty Ht: 5	- 5 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 2	- Steel			1/2 Bath:	Rating:														
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 4	- Flat			<b>OTHER FEATURES</b>															
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir: N	- NONE			Frl:	Rating:														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C	- Average			<b>CONDOS INFORMATION</b>															
Year Blt: 1971	Eff Yr Blt:			Location: R	- Rear														
Alt LUC:	Alt %:			Total Units:															
Jurisdict:	Fact: .			Floor: 3	- 3rd Floor														
Const Mod:				% Own: 0.903699994															
Lump Sum Adj:				Name: 16	- 6031														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: AV	- Average			28.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Functional:					%	Interior:	1	3	1	0					
Sec Int Wall:				Economic:					%	Additions:									
Partition: T	- Typical			Special:					%	Kitchen:									
Prim Floors: 4	- Carpet			Override:					%	Baths:									
Sec Floors:				Total:	28.8				%	Plumbing:									
Bsmnt Flr:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>Totals</b>							
Subfloor:				Basic \$ / SQ: 320.00				Rate				Parcel ID	Typ	Date	Sale Price				
Bsmnt Gar:				Size Adj.: 1.33798885															
Electric: 3	- Typical			Const Adj.: 1.00909925															
Insulation: 2	- Typical			Adj \$ / SQ: 432.052															
Int vs Ext: S				Other Features: 32751															
Heat Fuel: 3	- Electric			Grade Factor: 1.00															
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.34000003															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 458414															
% Com Wall				Depreciation: 132023															
				Depreciated Total: 326391															
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:		
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 011.A-0001-0317.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							